

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF GEORGIA  
ATLANTA DIVISION

IN RE: : CHAPTER 7  
: CASE NO. 23-54125-WLH  
BYUNG HO KANG and :  
SOO J. HONG, :  
: Debtors. :

**REPORT OF SALE**

COMES NOW S. Gregory Hays, the Chapter 7 Trustee in the above-captioned matter, and files this Report of Sale pursuant to Bankruptcy Rule 6004(f), and shows the Court as follows:

1.

On January 25, 2024, the Trustee sold real property of the estate known as 6495 Creekview Circle, Johns Creek, GA 30097 ("**Property**") to Xiaojing Ye and Shuo Yang ("**Purchasers**") for \$940,900.00 as ordered and approved by the Court on January 19, 2024 [Doc. No. 51].

2.

Attached hereto as Exhibit "A" is the Seller's Settlement Statement from the sale. The Trustee reports that he has completed the delivery of the Property to the Purchasers and has received net funds of \$478,878.24 from the sale.

Respectfully submitted this 26th day of January, 2024.

Hays Financial Consulting, LLC  
2964 Peachtree Road, N.W., Suite 555  
Atlanta, Georgia 30305  
(404) 926-0060  
ghays@haysconsulting.net

/s  
S. Gregory Hays  
Chapter 7 Trustee

Exhibit "A"

## Seller's Settlement Statement



CAMPBELL & BRANNON  
ACRISURE PARTNER

**Settlement Date:** 01/25/2024  
**Disbursement Date:** 01/25/2024  
**Settlement Location:** 5565 Glenridge Connector, Suite 350, Atlanta, GA 30342  
**File Number:**  
**Lender:** United Wholesale Mortgage, LLC  
**Loan Type:** Conventional Uninsured  
**Borrower:** Xiaojing Ye and Shuo Yang  
6495 Creekview Circle  
Johns Creek, GA 30097  
**Seller:** S. Gregory Hays, as and only as Chapter 7 Trustee for the Bankruptcy Estate of Byung Ho Kang and Saera Yoo  
2964 Peachtree Road, NW  
Suite 555  
Atlanta, GA 30305  
**Property location:** 6495 Creekview Circle  
Johns Creek, GA 30097  
**Tax Parcel No:** 11-1080-0385-298-3

	Seller	
	Debit	Credit
<b>Financial Consideration</b>		
Sale Price of Property		940,900.00
<b>Prorations/Adjustments</b>		
Prorated HOA Dues \$275/mo 01/25/24 - 01/31/24		62.10
County Taxes (\$7108.97) 01/01/24 - 01/25/24	466.16	
<b>Commissions</b>		
Commission- Seller's Broker to Harry Norman Realtors	28,227.00	
<b>Payoffs</b>		
Payoff of First Mortgage Loan to Metro City Bank	425,279.35	
<b>HOA Charges</b>		
HOA balance to Bellmoore Park Homeowners Association, Inc.	7,551.00	
<b>Miscellaneous Debits/Credits</b>		
Reimbursement for cleaning to Dan Edward	415.00	
Water balance to Fulton County Water and Sewer	145.35	
<b>Subtotals</b>	462,083.86	940,962.10
<b>Balance Due TO Seller</b>	478,878.24	

**CERTIFICATE OF SERVICE**

I, S. Gregory Hays, certify that I am over the age of 18 and that on this date, I served a copy of the foregoing **Report of Sale** by first class U.S. Mail, with adequate postage prepaid on the following persons or entities at the addresses stated and upon all the following persona or entities at the addresses stated:

Office of the United States Trustee  
362 Richard B. Russell Building  
75 Ted Turner Drive, SW  
Atlanta, GA 30303

Byung Ho Kang  
6495 Creekview Circle  
Duluth, GA 30097

Saera Yoo  
6495 Creekview Circle  
Duluth, GA 30097

Soo J. Hong  
Blevins & Hong, PC  
191 Roswell St.  
Marietta, GA 30060

This 26th day of January, 2024.

/s S. Gregory Hays  
S. Gregory Hays  
Chapter 7 Trustee

Hays Financial Consulting, LLC  
2964 Peachtree Road, NW, Ste 555  
Atlanta, Georgia 30305  
(404) 926-0060